

ORDINANCE NO. 87-26

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ESTABLISHING THE BUILDING SECURITY CODE; PROVIDING FOR TITLE; PROVIDING FOR RULES OF CONSTRUCTION; PROVIDING FOR ADMINISTRATION; PROVIDING FOR DEFINITIONS; PROVIDING FOR RESIDENTIAL STRUCTURES; PROVIDING FOR COMMERCIAL STRUCTURES; PROVIDING FOR LIGHTING REQUIREMENTS; PROVIDING FOR REPEALS OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODES OF LAWS AND ORDINANCES; PROVIDING AN EFFECTIVE DATE.

SECTION 1. Title

This ordinance may be known and cited as "The Palm Beach County Building Security Code" hereinafter referred to as "Security Code."

SECTION 2. Rules of Construction.

A. For the purposes of administration and enforcement of this ordinance, unless otherwise stated in this ordinance, the following rules of construction shall apply to the text of this ordinance.

(1) In case of any difference of meaning or implication between the text of this ordinance and any caption, illustration, summary table, or illustrative table, the text shall control.

(2) The word "shall" is always mandatory and not discretionary; the word "may" is permissive.

(3) Words used in the present tense shall include the future and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.

(4) The phrase "used for" includes "arrange for", "designed for", "maintained for" or "occupied for".

(5) The word "person" includes an individual, a corporation, a partnership, an incorporated association, or any other similar legal entity.

(6) Unless the context clearly indicates the contrary, where a regulation involves two (2) or more items, conditions, provisions, or events connected by the conjunction "and", "or" or "either...or", the conjunction shall be interpreted as follows:

(a) "And" indicates that all the connected terms, conditions, provisions, or events shall apply.

(b) "Or" indicates that the connected items, conditions provisions, or events may apply singly or in any combination.

(c) "Either...or" indicates that the connected items,

1 conditions, provisions or events shall singly but not in combination.

2 (7) The word "includes" shall limit a term to the specified
3 example, but is intended to extend its meaning to all other instances or
4 circumstances of like kind or character.

5 Section 3. Administration

6 (1) General. This Security Code is hereby declared to be
7 remedial, and shall be construed to secure the beneficial interests and
8 purposes thereof which are health, safety and general welfare through
9 minimum building security standards and minimum exterior illumination
10 standards established to make buildings less susceptible to unlawful
11 entry and secure for those persons using and approaching said buildings.
12 Strict compliance with this code in no way guarantees immunity from
13 criminal activity directed at property or persons. The enforcing body
14 assumes no responsibility nor liability for any loss or damage relating
15 to building security.

16 (2) Applicability. The provisions of this code shall apply to
17 the construction, alteration, repair, change of occupancy classification,
18 or relocation of every building or structure or any appurtenances
19 connected or attached to such buildings or structures occupied for
20 commercial or residential purposes.

21 (3) Existing Buildings. Provisions as set forth herein for
22 building security are recommended for all existing buildings but shall
23 not be mandatory except as set forth in Section 3-2 of this Code.

24 (4) Federal and State Authority. The provisions of this Code
25 shall not be held to deprive any Federal or State agency, or any
26 applicable governing body having jurisdiction, of any power or authority
27 which it held on the effective date of the adoption of this code, of any
28 remedy then existing for the enforcement of its orders, nor shall it
29 deprive any individual or corporation of its legal rights as provided by
30 law.

31 (5) Maintenance. All buildings or structures, both existing
32 and new, and all parts thereof shall be maintained in a safe and
33 securable condition. All devices or safeguards which are required by
34 this Code in buildings erected, altered, or repaired shall be maintained
35 in good working order. The owner, or his designated agent shall be
36 responsible for the maintenance of buildings and structures.

(6) Enforcing Authority. It is hereby established that the Palm Beach County Planning, Zoning and Building Department (hereinafter Department) is charged with the enforcement of this Code. It is also established that the rights and limitations of this enforcing body be those so stated in the currently adopted Building Code where not in conflict with the scope of this Code. Any appeal from the provisions of this ordinance shall be to the Building Board of Appeals.

Section 4. Definitions

Words, Terms and Phrases:

(1) Approved - approved by the Building Official or other authority having jurisdiction.

(2) Bolt Throw - is the distance from the lock front surface to the farthest projected point on the bolt or latch at the center line when subjected to end pressure.

(3) Burglar-Residential Material - Framed glass or glass-like materials that can withstand the impact of a five-pound steel ball dropped from a height of forty (40) feet and five (5) impacts from a height of ten (10) feet concentrated within a five-inch diameter area of the surface without release from frame. Tested in accordance with UL 72-1972.

(4) Double Keyed Dead Bolt - A dead bolt lock actuated by a key from the inside and outside.

(5) Footcandles, fc: - The unit of illumination when the foot is the unit of length; the illumination on a surface one square foot in area on which there is a uniformly distributed flux of one lumen. It equals one lumen per square foot.

(6) Louvers - A series of removable, fixed-slanted, or movable slats. (Glass-louvered is descriptive of jalousies. Glass, wood, or metal jalousies are considered to be louvers. Awning-type windows having sections more than twelve (12) inches in depth are not considered to be louvers).

(7) Lux, lx: The unit of illumination when the meter is the unit of length; equal to one lumen per square meter.

(8) Multiple-Point Lock - A system of lever-operated bolts that engage a door opening, at least at the head and sill, operated, by a single knob or handle from the inside and, optionally, by a cylinder-locked handle from the outside.

1 (9) Opening - Is a section of wall into which a door or an
2 operable window is installed.

3 (10) Single Keyed Dead Bolt - A lock bolt which does not have
4 a spring action. This bolt must be actuated by a key from the exterior
5 and a knob or thumb turn from the interior and when projected becomes
6 locked against return by end pressure.

7 (11) Strike Plate - A metal plate designed to receive and hold
8 a projected bolt.

9 Section 5. Residential Structures

10 (1) Scope - The provisions of this section shall apply to
11 openings in dwelling units and to openings between attached garages and
12 dwelling units.

13 (2) Exceptions

14 A. Openings where the smallest dimension is six inches
15 (6") or less, provided that the closest edge of such opening is at least
16 forty-two inches (42") from the locking device of the door or window
17 assembly or configured in such a manner as to prevent reaching in and
18 defeating the security device. This subsection should be read in
19 conjunction with Subsection (15) herein.

20 B. Openings protected by required fire door assemblies
21 having a fire endurance rating of not less than forty-five (45) minutes.

22 C. An opening in an exterior wall when all portions of
23 such openings are more than twelve feet (12') vertically or six feet (6')
24 horizontally from an accessible surface of any adjoining yard, court,
25 passageway, public way, walk, breezeway, patio, planter, porch or similar
26 area.

27 (3) Obstructing Exits-General. Security methods shall not
28 create a hazard to life by obstructing any means of egress or any opening
29 which is classified as an emergency exiting facility. Security
30 provisions shall not supersede the safety requirements relative to
31 latching or locking devices on exit doors which would be contrary to the
32 provisions of Chapter 11 of the Standard Building Code and the Life
33 Safety Code, N.F.P.A. 101.

34 (4) Emergency Escape or Rescue Windows - Bars, grills, grates
35 or similar devices may be installed in, on, or over emergency escape or
36 rescue windows or doors as required by Section 1104.4 of the Standard
37 Building Code provided:

1 A. Such devices are equipped with approved release
2 mechanisms which are openable without the use of special tools, keys,
3 special knowledge or effort; and,

4 B. The building is equipped with smoke detectors
5 installed in accordance with applicable fire and building codes.

6 (5) Entry Vision - All main or front entry doors to dwelling
7 units shall be arranged so that the occupant has a view of the area
8 immediately outside the door without opening the door. Such view may be
9 provided by a door viewer having a field of view not less than 180
10 degrees.

11 (6) Doors - Swinging Doors. All exterior swinging doors shall
12 be equipped with a single keyed dead bolt with a one inch (1") minimum
13 throw.

14 (7) Hinges - Hinges which are exposed to the exterior shall be
15 equipped with non-removable hinge pins or a mechanical interlock to
16 prevent removal of the door from the exterior by removing the hinge pins.

17 (8) Strike Plate Installation - In wood frame construction any
18 open space between trimmers and wood door jambs shall be solid shimmed by
19 a single piece extending not less than six inches (6") above and below
20 the strike plate. Strike plates shall be attached to wood with not less
21 than No. 8 by 2-inch screws. Strike plates when attached to metal shall
22 be attached with not less than two No. 8 machine screws. All strike
23 plates of doors in pairs shall be installed in accordance with
24 manufacturers specifications.

25 (9) Swinging Double Doors - The active leaf in pairs of
26 swinging doors shall have locks as required for single swinging doors or
27 be provided with multiple-point locks which contain inserts, each with
28 one inch (1") minimum throw bolts and a cylinder lock. The inactive leaf
29 in pairs of swinging doors shall be provided with threshold and header
30 bolts that penetrate a strike plate with a minimum 5/8 inch throw and 1/2
31 inch minimum engagement.

32 (10) Sliding Doors - Sliding doors shall be equipped with a
33 secondary locking device operable from the inside without the use of
34 separate tools or key.

35 (11) Jalousie/Louvered Doors - Doors with jalousie or louvered

1 panels shall have those panels protected by approved metal bars, security
2 screens or grills.

3 (12) Garage Doors - Garage doors shall be equipped with a key
4 operated exterior locking device.

5 (13) Windows - Jalousie, or louvered windows shall be
6 protected by approved metal bars, security screens or grills.

7 (14) Sliding windows shall be equipped with a secondary
8 locking device operable from the inside without the use of separate tools
9 or key.

10 (15) Fixed Glazing/Glazing set Into Doors - It is recommended
11 that fixed glazing larger than six (6) inches in any direction located in
12 a door, or within forty-two (42) inches of the door's locking device, be
13 of burglar resistant material, have security screening, or other
14 auxiliary security device.

15 (16) Exterior Identification/Numbering - Single family units
16 shall have their address numerals displayed in a conspicuous manner, four
17 inch (4") minimum size and of diverse color. Multi-family units shall be
18 identified with four inch (4") minimum address numerals of diverse color
19 at front and rear entrances.

20 (17) Parking Identification - Assigned parking spaces shall
21 not be identified to coincide with room number, name, or unit address.

22 Section 6. Commercial Structures

23 The provisions of this section shall apply to openings into
24 commercial structures.

25 (1) Exceptions:

26 A. Openings where the smallest dimension is six inches
27 (6") or less, provided that the closest edge of such opening is at least
28 forty-two inches (42") from the locking device of the door or window
29 assembly or configured in such a manner as to prevent reaching in and
30 defeating the security device.

31 B. Openings protected by required fire door assemblies
32 having a fire endurance rating of not less than forty-five (45) minutes.

33 C. An opening in an exterior wall when all portions of
34 such openings are more than twelve feet (12') vertically or six feet (6')
35 horizontally from an accessible surface of any adjoining yard, court,

1 passageway, public way, walk, breezeway, patio, planter, porch or similar
2 area.

3 D. Toilet Rooms.

4 (2) Obstructing Exits - General. Security methods shall not
5 create a hazard to life by obstructing any means of egress or any opening
6 which is classified as emergency existing facility. Security provisions
7 shall not supersede the safety requirements relative to latching or
8 locking devices on exit doors which would be contrary to the provisions
9 of Chapter 11 of the Standard Building Code and the Life Safety Code,
10 N.F.P.A. 101.

11 (3) Entry Vision - All entry doors shall be arranged so that
12 the occupant has a view of the area immediately outside the door without
13 opening the door. Such view may be provided by a door viewer having a
14 field of view not less than 180 degrees.

15 (4) Doors - Swinging Doors. All swinging doors shall be
16 equipped with a single keyed dead bolt with a one inch (1") minimum
17 throw. See N.F.P.A. 101 for Exceptions.

18 A. Hinges - Hinges which are exposed to the exterior
19 shall be equipped with non-removable hinge pins or a mechanical interlock
20 to prevent removal of the door from the exterior by removing the hinge
21 pins.

22 B. Strike Plate Installation. Door jambs shall be
23 solidly shimmed, extending not less than six inches (6") above and below
24 the strike plate(s). Door jambs and frames shall be installed in
25 accordance with manufacturing specifications. Strike plates shall be
26 attached to wood with not less than No. 8 by 2-inch screws. Strike
27 plates when attached to metal shall be attached with not less than two
28 No. 8 machine screws. All strike plates of doors in pairs shall be
29 installed as tested.

30 C. Swinging Double Doors. The active leaf in pairs of
31 swinging doors shall have locks as required for single swinging doors or
32 be provided with multiple-point locks which contain inserts, each with
33 one inch (1") minimum throw bolts and a cylinder lock. The inactive leaf
34 in pairs of swinging doors shall be provided with threshold and header
35 bolts that penetrate a strike with a minimum 5/8 inch throw and 1/2 inch
36 minimum engagement.

1 (5) Sliding Doors - Sliding doors shall be equipped with a
2 secondary locking device operable from the inside without the use of
3 separate tools or key.

4 (6) Jalousie/louvered Doors - Doors with jalousie or louvered
5 panels shall have those panels protected by approved metal bars, security
6 screens or grills.

7 (7) Garage Doors - Garage doors shall be equipped with a key
8 operated exterior locking device or other device that when activated will
9 resist unlawful entry.

10 (8) Windows - Jalousie, or louvered windows shall be protected
11 by approved metal bars, security screens or grills. Sliding windows
12 shall be equipped with a secondary locking device operable from the
13 inside without the use of separate tools or key.

14 (9) Fixed Glazing/Glazing set Into Doors - It is recommended
15 that fixed glazing larger than six (6) inches in any direction located in
16 a door, or within forty-two (42) inches of the door's locking device, be
17 of burglar resistant material, have security screening, or other
18 auxiliary security device.

19 (10) Exterior Identification/Numbering - All active entry and
20 rear entry doors shall be identified with six inch (6") lettering,
21 numerals or combination in a conspicuous manner and of diverse
22 coloration.

23 (11) Parking Identification - Assigned parking spaces shall
24 not be identified to coincide with room number, name, or unit address.

25 Section 7. Lighting Requirements

26 (1) Scope - The provisions of this section shall apply to the
27 various occupancy classifications as listed in Table 500 of this section
28 with the exception of one and two family dwellings and are intended to
29 increase security without causing unwarranted light pollution.

30 (2) General - The minimum-maintained illumination levels in
31 Table 500 expressed in footcandles shall not exceed a twelve to one
32 (12:1) maximum to minimum uniformity ratio.

33 (3) Overspill - Outdoor lighting fixtures providing light to
34 any parcel of land adjacent to any residentially zoned parcel of land,
35 whether adjoining or not, shall emit no more than one third (1/3)
36 footcandle of light at the property line of the adjacently zoned parcel
37 measured horizontally six (6) foot above grade level.

TABLE 500

EXTERIOR SECURITY LIGHTING REQUIREMENTS (Fc)

Occupancy category	Open Parking Areas	Parking areas within or under buildings	Active entrances to bldg.	Access to building or parking areas
(Group)				
A - Assembly	b 1/3	b 1	a 1	b 1
B - Business	b 1/3	b 1	c 1	b 1
E - Educational	b 1/3	b 1	c 1	b 1
F - Factory Industrial	b 1/3	b 1	c 1	b 1
H - Hazardous	b 1/3	c 1	a 1	b 1
I - Institutional	c 1/3	c 1	c 1	c 1
M - Mercantile	b 1/3	b 1	a 1	c 1
R - Residential	c 1/3	c 1	d 1	c 1
S - Storage	b 1/3	b 1	a 1	b 1

Conversion Factors.

1 Lux = .0929 footcandles

1 Footcandle = 10.76 Lux

NOTES TO TABLE 500

GENERAL - The figures in Table 500 are average minimum maintained illumination levels expressed in footcandles. (fc).

MIXED OCCUPANCIES - In the event that more than one occupancy category applies in a given situation the requirements of the more restrictive shall apply.

a. Security illumination shall be protected by vandal-resistant globes, and activated from dusk until dawn.

b. Minimum-maintained lighting shall be provided from dusk until thirty (30) minutes after the termination of business each operating day.

c. Minimum-maintained lighting shall be provided from dusk until dawn.

d. Minimum-maintained lighting shall be maintained at common active entrances from dusk until dawn.

(4) Permitted Lighting Sources - All lighting sources shall be energy efficient whenever possible, utilizing a light source that allows for the general distinguishing of colors.

(5) Certification - Inspecting and testing the initial

1 installation of the lighting security system shall be performed by the
2 design professional who will issue certification attesting to functional
3 compliance with this Code. This certification will be required by the
4 authority having jurisdiction prior to issuing a Certificate of Occupancy
5 for the structure the lighting security system serves.

6 REPEAL OF LAWS IN CONFLICT

7 All local laws and ordinances applying to the unincorporated area of
8 Palm Beach County in conflict with any provisions of this ordinance are
9 hereby repealed.

10 SEVERABILITY

11 If any section, paragraph, sentence, clause, phrase, or word of this
12 ordinance is for any reason held by a court to be unconstitutional,
13 inoperative or void, such holding shall not affect the remainder of this
14 ordinance.

15 INCLUSION IN THE CODE OF LAWS AND ORDINANCES

16 The provisions of this ordinance shall become and be made a part of
17 the code of laws and ordinances of Palm Beach County, Florida. The
18 sections of the ordinance may be renumbered or relettered to accomplish
19 such, and the word "ordinance" may be changed to "section," "article," or
20 any other appropriate word.

21 EFFECTIVE DATE

22 The provisions of this ordinance shall become effective upon receipt
23 of acknowledgement by the Secretary of State.

24 APPROVED AND ADOPTED by the Board of County Commissioners of Palm
25 Beach County, Florida, on the 27th day of October, 1987.

26 PALM BEACH COUNTY, FLORIDA, BY ITS
27 BOARD OF COUNTY COMMISSIONERS

28 By [Signature]
29 Chairman

30 APPROVED AS TO FORM AND
31 LEGAL SUFFICIENCY

32 By: [Signature]
33 County Attorney

STATE OF FLORIDA, COUNTY OF PALM BEACH
I, JOHN B. DUNKLE, ex-officio Clerk of the
Board of County Commissioners, certify this to
be a true and correct copy of the original filed in
my office on 11/27/87
DATED at West Palm Beach, FL on 11/2/87
JOHN B. DUNKLE, Clerk
By: [Signature] D.C.
Deputy Clerk

34 Acknowledgement by the Department of State of the State of
35 Florida, on this, the 2nd day of November, 19 87.

36 EFFECTIVE DATE: Acknowledgement from the Department of State
37 received on the 6th day of November, 19 87, at 1:51
38 P.M., and filed in the Office of the Clerk of the Board of County
39 Commissioners of Palm Beach County, Florida.